RESOLUTION 25-28

TO AUTHORIZE THE EXECUTIVE DIRECTOR TO WRITE OFF TENANT ACCOUTS RECEIVABLE FOR VACATED UNITS

WHEREAS, the District of Columbia Housing Authority (DCHA) has instituted a priority policy to collect all monies owed from public housing tenants for rent, utilities, damages other than normal wear and tear, and other charges. DCHA staff is taking every effort to collect these charges promptly when due; and

WHEREAS, based on a review of the outstanding tenant accounts receivable for units which were formerly occupied by public housing residents and now have been vacated by those residents, there are significant amounts which are being carried on DCHA's financial books; and

WHEREAS, in accordance with the United States Department of Housing and Urban Development (HUD) Handbook Section 7475.1 REV., it is recommended that DCHA charge off these uncollectible public housing tenant accounts receivables for vacated units; and

WHEREAS, certain tenant accounts have been delinquent for some time, and the tenants have in all cases vacated the units which were previously occupied; and

WHEREAS, a proposed charge-off of tenant accounts receivable for vacated units as of September 30, 2025 has been presented to the Board of Commissioners for its review; and

WHEREAS, write-offs for accounting purposes shall not impair the ability of DCHA to continue to pursue any enforcement or collection remedy available; and

WHEREAS, amounts owed shall be maintained in DCHA's records and will be used for consideration (in accordance with HUD and DCHA requirements) in the event a former tenant applies for DCHA housing assistance in the future; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the District of Columbia Housing Authority hereby authorizes the Executive Director to write-off the tenant accounts receivable for vacated units on the financial books as of September 30, 2025 totaling $5,517,025.04 with a schedule of the tenant accounts receivables by development attached hereto.

RESOLUTION 25-28
TO AUTHORIZE THE EXECUTIVE DIRECTOR
TO WRITE OFF TENANT ACCOUNTS
RECEIVABLE FOR VACATED UNITS

ADOPTED, by the Board of Commissioners and signed in authentication of its passage the 8th day of October 2025.

ATTEST:

Keith L. Pettigrew
Executive Director/Secretary

APPROVED:

Raymond Skinner
Chairperson

APPROVED FOR FORM AND LEGAL SUFFICIENCY:

Amy M. Glassman
Senior Vice President & General Counsel

Affordable Receivable Aging Summary

Property: DCHA Owned and Operated Properties Bank List (.bnkdcha)

Trans through: 07/2025

Unit	Total Unpaid Charges
Fort Dupont Dwellings-AMP 2230 (001)	
Total	**23,737.17**
James Creek-AMP 1030 (003)	
Total	**311,784.50**
Kelly Miller Dwellings-AMP 1080 (008)	
Total	**157,078.74**
Lincoln Heights-AMP 2130 (013)	
Total	**401,507.17**
Highland Additions-AMP 3530 (016)	
Total	**59,387.46**
Richardson Dwellings-AMP 2130 (017)	
Total	**225,096.09**
Kenilworth Courts-AMP 5190 (019)	
Total	**326,149.87**
Greenleaf Gardens-AMP 4210 (021)	
Total	**298,664.82**
Benning Terrace-AMP 2220 (022)	
Total	**281,292.94**
Stoddert Terrace-AMP 2230 (023)	
Total	**276,815.75**
Syphax Gardens-AMP 4240 (024)	
Total	**248,914.82**
Langston Terrace-AMP 2250 (025)	
Total	**282,001.27**
Sibley Plaza Senior-AMP 1291 (029)	
Total	**188,581.36**
Hopkins Apartments-AMP 3300 (030)	

Affordable Receivable Aging Summary

Property: DCHA Owned and Operated Properties Bank List (.bnkdcha)

Trans through: 07/2025

Unit	Total Unpaid Charges
Total	**228,357.81**
Park Morton-AMP 1340 (034)	
Total	**61,928.75**
Greenleaf Addition-AMP 3363 (035)	
Total	**99,261.00**
Garfield Terrace-AMP 1370 (037)	
Total	**155,711.94**
Langston Addition-AMP 2400 (040)	
Total	**56,516.55**
Potomac Gardens-AMP 4430 (043)	
Total	**183,786.00**
Montana Terrace-AMP 1440 (044)	
Total	**46,799.10**
Sursum Corda-AMP 1290 (050)	
Total	**4.00**
Fort Dupont Addition-AMP 2230 (057)	
Total	**20,678.00**
Claridge Towers-AMP 1600 (060)	
Total	**217,137.08**
Knox Hill-AMP 3361 (061)	
Total	**55,744.00**
Horizon House-AMP 1620 (062)	
Total	**151,607.20**
Fort Lincoln-AMP 1640 (064)	
Total	**64,313.55**
Judiciary House-AMP 1650 (065)	
Total	**9,450.00**

Affordable Receivable Aging Summary

Property: DCHA Owned and Operated Properties Bank List (.bnkdcha)

Trans through: 07/2025

Unit	Total Unpaid Charges
Harvard Towers-AMP 1680 (068)	
Total	**187,155.37**
Regency House-AMP 1690 (069)	
Total	**35,056.20**
James Apartments-AMP 1700 (070)	
Total	**150,788.05**
Elvans Road-AMP 3850 (085)	
Total	**28,483.08**
The Villager-AMP 3361 (091)	
Total	**18,326.00**
Lincoln Road-AMP 1290 (098)	
Total	**7.06**
Greenleaf Senior-AMP 4210 (21a)	
Total	**23,983.00**
Woodland Terrace-AMP 3361 (36a)	
Total	**489,078.75**
Kentucky Courts-AMP 4361 (36b)	
Total	**31,148.71**
Carroll Apartments-AMP 3363 (36c)	
Total	**55,538.67**
Ledroit Apartments-AMP 1391 (39a)	
Total	**54,486.11**
Metrotowns-AMP 5420 (420)	
Total	**4,149.00**
Ontario Road-AMP 1290 (98a)	
Total	**6,518.10**

Affordable Receivable Aging Summary

Property: DCHA Owned and Operated Properties Bank List (.bnkdcha)

Trans through: 07/2025

	Total
	Unpaid
Unit	Charges
Grand Total	**5,517,025.04**